

August 11, 2009

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

Attn: County Fire Marshall

Subject: Fire Protection Plan – Short Form for TPM 20986; APN:126-340-27;  
Fairview Dr.

This letter is in response to a request from the County of San Diego DPLU for a Short Form Fire Protection Plan consistent with California Fire Code Article 86, to address the Kirkorowicz property, located off of Fairview Drive, in the community of Bonsall, in the County of San Diego.

The project site is located on the southern edge of Gopher Canyon, south of Gopher Canyon Road, and East of the San Luis Rey River. Access to the site is via Fairview Drive. The site lies within the southwest corner of Section 32 of Township 10 South, Range 3 West of the San Bernardino Base and Meridian; USGS 7.5' Bonsall, California Quadrangle (Merkel).

The project site consists of flat and relatively steep terrain with drainage running through the north-central portion of the property. The on-site drainage is part of a tributary to Little Gopher Canyon Creek. The maximum elevation is approximately 465 feet above mean sea level (MSL), while the low elevation is approximately 300 feet above MSL. The underlying surficial geology is mapped as Mesozoic basic intrusive rocks and Jura-Trias metavolcanic rocks (Rogers 1965). The soil is mapped primarily as Las Posas stony fine sandy loam and fine sandy loam. The Las Posas soil series consists of well-drained, moderately deep stony fine sandy loams that have clay subsoil. A small portion of the property, to the south, is mapped as Wyman loam, which is also a well drained soil. Both of the soils series were formed in material weathered from basic igneous rocks (Bowman *et al.* 1973). Historically, the site was an Avocado grove, as evidenced by remnant trees and an old aerial photograph of the site. Currently, the site is vacant. Surrounding land uses include a nursery to the north, open space to the northeast and east, and residential development to the west and south (Merkel).

The Southern Coast Live Oak Riparian Forest is located within the easternmost portion of the site. Coast live oak is the dominant species. Other species present include western poin oak (*Toxicodendron diversilobum*), German ivy (*Delairea odorata*), bristly ox-

tongue (*Picris echioides*), and greater periwinkle (*Vinca major*). Typically, southern coast live oak riparian forest consists of relatively dense and mature woodlands with a relatively well-developed canopy. This is not the case with the habitat found on-site. The southern coast live oak riparian forest on-site is relatively sparse, consisting of several coast live oaks that do not appear to have reached maturity. However, as this habitat continues off-site to the northeast, it becomes more dense and taller (Merkel).

The Southern Mixed Chaparral occurs along the northern and central portions of the site, where Las Posas soils occur. The southern mixed chaparral on-site is dominated by species such as chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), mission manzanita (*Xylococcus bicolor*), toyon (*Heteromeles arbutifolia*), laurel sumac (*Malosma laurina*), and spicebush (*Calycanthus occidentalis*). Several coast live oaks occur in a narrow line along the southern edge of this habitat. The oaks here are relatively young, based upon their size, reaching no more than 15 feet in height, with approximate dbhs (diameter at breast height) of less than six inches. For the purposes of habitat mapping, based on the lack of a mature, closed canopy structure typical of most oak woodland habitat, these oaks have been mapped individually within southern mixed chaparral habitat (Biological Resources Map, Merkel).

The climate is mild.

The site is located within the Vista Municipal Water District. A fire hydrant is proposed at the end of the proposed private road on-site. An existing water main is located on-site.

The proposed private road on-site ends at a dead end. An emergency vehicle turnaround meeting County Fire Marshall standards is proposed 88' from the terminal end of the proposed private road. The private road is to be improved to 24 feet in width and is to be graded to 32 feet in width. The grades of the road will be generally less than 12%, and at steepest are 15%. The designed structural sections are planned to be achieved by providing as asphalt overlay over the existing paving surfaces (Vinje & Middleton). In the case of driveway widening, if required, a minimum of 6 inches full depth asphalt (or 3 inches asphalt over 7 inches Class 2 base) over prepared subgrade may be considered. The asphalt thickness is to be increased by one-half inch asphalt should be added to the design surface/ resurfacing thickness for each 2% increase in grade or portions thereof. Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project must also be maintained in compliance with fire codes in perpetuity. The Kirkorowicz Family Partnership/ LP is currently responsible for the ongoing road maintenance. The ongoing funding and monitoring of the maintenance will be the responsibility of the property owner and will transfer with title if and when the property subdivides. The funding obligation will be responsibility of the owners of the two parcels upon subdivision. The responsibility to participate conveys with property transfer. Failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.

Both "Basic and Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.

All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.

Although portable fire extinguishers are recommended, none are required for this project.

A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17. Building Pads must be located so that 100-foot clearance is achieved on the subject parcel. Clearing is not authorized beyond property lines.

Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space Easements, road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity. The Kirkorowicz Family Partnership/ LP is currently responsible for ongoing vegetation maintenance. The ongoing funding and monitoring of the maintenance will be the responsibility of the property owner and will transfer with title if and when the property subdivides. The funding obligation will be responsibility of the owners of the two parcels upon subdivision. The responsibility to participate conveys with property transfer. Failure to maintain in fire-safe manner vegetation subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.

Per the Vista Fire Protection District, the following factors and fire mitigation measures are to be included as conditions of approval of the project:

1. The existing gate on Montrachet Street, included as part of the approved Chateau Belle Vue tentative map in 1997 includes both a strobe and key activation from either side of the approach, which can be opened by fire fighters, sheriffs, or any other strobe-equipped emergency response vehicle, thereby providing a means of secondary access for the projects, once the gate is open; and
2. Primary access to a number of existing homes in the area and to the project is provided by Fairview Drive, which is a public road that connects to Gopher Canyon Road. Portions of Fairview Drive are presently 17 feet wide and do not meet existing Fire Code requirements of a 24 foot wide paved access. The project has agreed to widen Fairview Drive to 24 feet of paved surface along the entire property frontage and to widen and pave a portion of Fairview Drive approximately 354 feet long that is currently 17 feet wide to a minimum

paved width of 20 feet, thereby enhancing existing fire-fighting capabilities in the area; and

3. The project has also agreed to extensive improvements to Fairview Oaks that will enhance fire-fighting capabilities in the area. Fairview Oaks is presently a 16 to 18 foot paved road, providing access to two existing residences south of the project site. As part of the project, Fairview Oaks will be widened to a paved width of 24 feet, a cul-de-sac with a minimum radius of 36 feet will be provided, and the project will install an additional fire hydrant on Fairview Oaks enhancing fire fighting capabilities in this area; and
4. The two homes proposed as part of the parcel map will include fire sprinklers, enhanced fire retardant construction for both homes and a 100 foot fire buffer for both residences; and
5. The fire response time to both of the proposed homes is 5 minutes, which is well below the 10 minute response time deemed adequate in the County's Public Facilities Element (Public Facility Element XII-11-12).

Computer Fire Behavior Model is not required for this project per County Fire Marshall.

Sincerely,



Brian Ardolino, PE  
Pasco Laret Suiter & Associates  
Project Engineer



Gregory Kirkorowicz  
Owner/ Applicant

Chris Kirkorowicz  
Kirkorowicz Family Partnership/ LP